



FINANCIAL NEWSLETTER
30/09/2020

Luxembourg SICAV invested
in German real estate

Mercureim EF1

MERCUREIM EFI

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KEY ELEMENTS

As of 30/09/2020

DATE OF INCORPORATION

11/2016

REDEMPTION VALUE

Amount of capital invested/paid up Article 7 and subsequent of the prospectus

NET ASSET VALUE A1

1.75 €

NET ASSET VALUE A3

2.36 €

TOTAL NET ASSETS

42.191.832,67 €

REAL ESTATE ASSETS

105.620.000,00 €

DEBT RATE

(calculated on the fund's GAV)

60,78 %

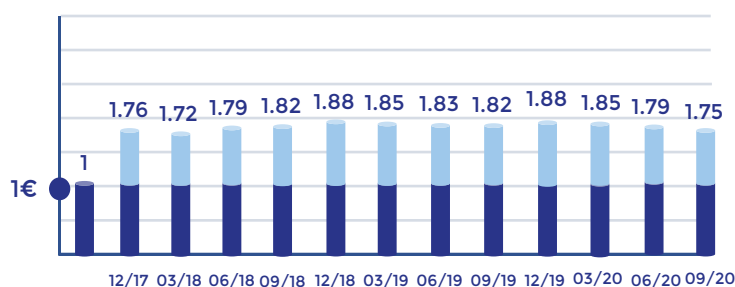
NEWS

The assets of the Mercureim fund amounted to €105.620.000,00 as of September 30th, 2020.

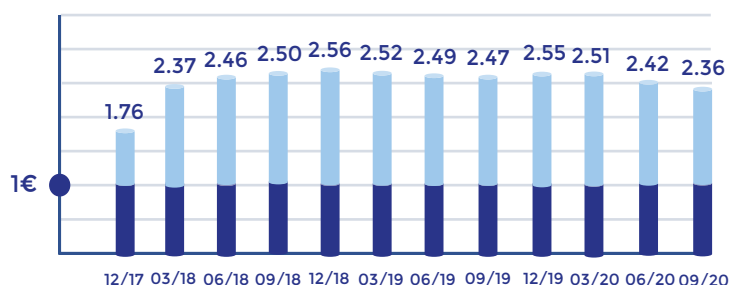
During the second and third quarters of 2020, following the Covid-19 outbreak, negotiations were initiated with tenants to defer rent for the closing period.

Thus, for the period from April to September 2020, €5.571.566,90 have been paid and €264.557,59 have been cancelled or postponed on a total amount of €5.836.124,49 of gross rents received by Mercureim EFI during the 2nd and 3rd quarters of 2020, which represents annually 2,29% of gross rents not received.

NET ASSET VALUE EVOLUTION (A1)



NET ASSET VALUE EVOLUTION (A3)



The net asset values do not represent the redemption value. Past performance is not a guide to future performance and is not constant over time. By their very nature, they may go down as well as up depending on market conditions.



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MERCUREIM EUROFUND I SCA SICAV-FIAR (MERCUREIM EF1)

Registered office: 20 Bd Emmanuel Servais L-2535 Luxembourg

RCS Luxembourg: B204486, registered on 16 March 2016

AMF authorization to market the product n° FDS57365

MERCUREIM REAL ESTATE INVESTMENT MANAGEMENT

Registered office: 20 Bd Emmanuel Servais L-2535 Luxembourg

RCS Luxembourg: B204486, registered on 16 March 2016

AIFM FUND MANAGER

Fuchs Asset Management approved by the CSSF

Registered office: 47-49 Boulevard Prince Henri, L-1724 Luxembourg

Approved under the AIFM Directive